



WIND GAP BOROUGH **PLANNING COMMISSION**

29 MECHANIC STREET, WIND GAP, PA 18091

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MEETING: Thursday, May 6, 2004

MEMBERS: Todd Beil
Linda Paynter
Rebeca Shoemaker
Andrew Perrine

OFFICIALS: Peter Layman, Esq. Solicitor
Ronald Madison, Hanover Engineering

Todd Beil calls the meeting to order at 7:30 p.m. Linda Paynter makes a motion to approve the minutes from April. Rebeca seconded the motion. All in favor. Todd Beil abstained from the April meeting. Joan Valley was not present.

Cortezzo, Raymond--Subdivision

The night of the next planning meeting is when Mr. Cortezzo's extension expires. Pete stated the Planning Commission should make a recommendation to council to reject his Subdivision based on the failure of the developer to comply with the thirty sections of the SALDO. Todd Beil makes a motion to reject the subdivision based on the review letter from Hanover dated January 30, 2003. Linda Paynter seconded the motion. All in favor.

Todd asked Mr. Madison how the SALDO draft is developing. Mr. Madison stated he will have the draft reviewed next week, and he will forward a copy to the Borough.

Advanced Auto— Sketch plan to construct a auto parts store

William Rearden is here to represent Bohler Engineering, Inc. and is here this evening on behalf of Primax Construction, Inc. to discuss the sketch plan. Primex would like to put approximately a 7,000 Square foot auto parts store. Knowing we have potential variances we would like to have the

planning commission's input. Primax also contacted Mr. Cortez and got no response. There would not be any maintenance performed, this is just a retail store only. Andrew asked about the delivery times. Mr. Rearden stated that would be during off hours once a week. The proposed auto sales store will be where the Putt-o-Rama is now next to the Midas store. This is a retail store only. Andrew asked if there would be a problem to put the building so close to the ravine? Ron said they would have to deal with Stormwater Management. Todd stated that this would give the town more full time jobs, where the Putt o Rama was only seasonal jobs. Ron said the biggest issue is that we need to control is the traffic in and out of the site and with the tractor-trailers.

N.A.P.E.R. Development

Dennis Harman P.E. is here representing The Pidcock Company the plan has development of a new roadway, that will intersect 512 across from the landfill driveway and connect parallel to the old railroad bed and connected to Broadway to South of Constitution Avenue. This has been proposed a couple of years ago and Plainfield, Pen Argyl and Wind Gap have worked together to get a county grant for this project. Also, there is a subdivision. The section in the Borough of Wind Gap, consist of a portion of Lot 1, and Lot 2 and the section that goes out to Broadway. And Lot 4 is proposed for commercial development Mr. Perin can answer any questions you may have on that.

We propose to have a water line running down the roadway, connecting to the line at Broadway and the line at 512. We are proposing to take Lots 1,2 and 3 and provide sewer service. The rest of the track will go to the east and will be connected to Pen Argyl sewer authority. Todd asked if the traffic study that was done was only for Wind Gap. Mr. Harmen stated that is not correct it's for the entire tract considering this is an industrial use not in a commercial shopping center. Pete said the infrastructure for this development, those costs are covered by the three million dollar County grant, so county grant will pay for the road presumably for the stormwater, and for the sewer. Mr. Harman said that is correct. Pete said the traffic count is to determine what level of roadway would be necessary for the industrial park development. Pete said the county, if there is an agreement, that level would be funded by the County grant. Mr. Harmon said that is correct. If the developer comes in and wanted to put in a Wal-Mart then at that point any additional traffic improvements which Pen Dot, Plainfield or Wind Gap might require because of that additional traffic flow, would not be chargeable to the county grant, but will be chargeable to that developer proposing that traffic study.

Andrew said on the he had seen on the Wal-Mart web site that the store was going to be built and he saw a date of completion. Mr. Harmon said he did not see the web site and the fact is that there are no plans submitted yet.

Mr. Harmon stated if the road changes the applicant would have to go back and redraw the plan. This is a major time issue. We would like the Planning Commission to know that this road would have to move north, to create the proper alignment. Andrew is concerned about the residents that might have problems with their homes. Ron said that would be an issue for Council.

Troy Leidy, 11 Constitution Avenue wants to know about the lanes and if the applicant is planning on putting in a turn lane. Marlene Zora, 502 North Broadway, wants to know what the flags are doing around her block. Mr. Layman said they are survey flag. Dorothy Thorpe 143 Constitution Avenue has concerns about all the traffic that is going to be along her block. Ms. Thorpe was asking about a sound barrier. I also have a storm drain in front of my house. Mr. Layman said that SALDO does not have any sound barrier requirements and that can be discussed with the developer and can be discussed with Council. We as the Planning Commission are here to make sure that the ordinance is complied with. We are dealing with a 26-year-old ordinance. Ms. Thorpe said Mr. Male told her that there would be sound barriers put in. Ms. Thorpe asked about the new SALDO draft. Paul Levits asked about who will be paying for the cost of the sewers. Mr. Harmon said typically, this is handled two ways, that the developer will get you everything you need and here is the price per acre or, he can say here is a somewhat lower price per acre and you take care of all the issues.

Todd Beil motions to table the plan. Andrew Perrine seconded the motion. All in favor.

On motion, by Todd Beil to adjourn the meeting, seconded by Andrew Perrine.
All in favor.

The meeting adjourned at 8:55 pm.

Mildred Del Negro
Zoning Secretary / SALDO Officer

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